

**WETHERSFIELD PLANNING AND ZONING COMMISSION**  
**PUBLIC HEARING AND MEETING**

**December 7, 2010**

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, December 7, 2010 at 7:00 p.m. in the Wethersfield Town Council Chambers located at Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

**1. CALL TO ORDER**

Chairman Roberts called the meeting to order at 7:02 p.m.

**1.1 ROLL CALL & SEATING OF ALTERNATES (5 members required for a quorum)**

Vice Chairman Harley called the roll as follows:

Member Name	Present	Absent	Excused
Richard Roberts, Chairman	✓		
Thomas Harley, Vice Chairman	✓		
Joseph Hammer, Clerk			✓
Earle Munroe	✓		
George Oickle	✓		
Anthony Homicki			✓
James Hughes			✓
Antonio Margiotta	✓		
Vacancy			
Thomas Dean (alternate)	✓		
Dave Edwards	✓		
Angelo Robert Fazzina (alternate)	✓		

Also present: Peter Gillespie, Town Planner/Economic Development Manager;  
Denise Bradley, Assistant Planner;

Chairman Roberts noted that there were 6 full members and 2 alternate members in attendance at the time of roll call. All members present to participate.

Members of the public were present.

**2. OLD BUSINESS**

There was no old business discussed at this meeting.

**3. NEW BUSINESS**

**3.1 PUBLIC HEARING APPLICATION NO. 1716-10-Z Phillip Santavenere** Seeking a Special Permit in accordance with Section 6.10 of the Wethersfield Zoning Regulations for earth removal and filling at 336 Jordan Lane.

Chairman Roberts opened the hearing to comply with the statutory requirements to act on this Application. He inquired if the Applicant was present. The Applicant was not present.

Commissioner Oickle made an inquiry as to why the matter could not go forward with a hearing at this time, as the matter has been pending for a long time.

Chairman Roberts indicated that perhaps this hearing could be kept open to provide the Applicant an additional opportunity to be heard while allowing the present meeting to proceed without delay.

Motion: Commissioner Oickle made a motion to keep the public hearing open regarding: **PUBLIC HEARING APPLICATION NO. 1716-10-Z Phillip Santavenere** Seeking a Special Permit in accordance with Section 6.10 of the Wethersfield Zoning Regulations for earth removal and filling at 336 Jordan Lane, and to hear **Agenda Item No. 3.2 (PUBLIC HEARING APPLICATION NO. 1720-10-Z LRC Group** Seeking a Special Permit in accordance with Sections 5.2.F.2 and 5.2.F.3 of the Wethersfield Zoning Regulations to construct a restaurant with outdoor dining and a drive-thru window at 1129 Silas Deane Highway) out of order.

Second: Commissioner Harley seconded the motion.

Aye: Roberts, Harley, Oickle, Homicki, Hughes, Dean, Edwards, Fazzina

Nay: None

Vote: 8 – 0

**3.2 PUBLIC HEARING APPLICATION NO. 1720-10-Z LRC Group** Seeking a Special Permit in accordance with Sections 5.2.F.2 and 5.2.F.3 of the Wethersfield Zoning Regulations to construct a restaurant with outdoor dining and a drive-thru window at 1129 Silas Deane Highway.

Mr. Patrick Gorman, a principal of The LRC (Land Resources Consultants) Group, 160 West Street, Suite D, Cromwell, CT, appeared before the Commission on behalf of his client, a franchisee of Panera Bread. The franchisee owner is Howley Bread Group, LTD, of Cumberland, Rhode Island. The franchisee owns more than twenty (20) Panera Bread restaurants in the Northeast. Mr. Gorman noted that his firm completed the Hartford Medical Group building project that is located at the north end of the Wethersfield Shopping Center and that this proposed site in this current Application is at the south side of the Wethersfield Shopping Center. The proposed site is in front of the H&R Block location in said shopping center. Mr. Gorman submitted a packet from The LRC Group entitled “Site Photographs for the Proposed Panera located at 1129 Silas Deane Highway, Wethersfield, Connecticut, submittal to the Town of Wethersfield, Connecticut, submitted November 12, 2010”. This submission delineates the parking lot and some of the architectural features of the plaza, as well as some of the abutting property owners. Mr. Gorman indicated that the submission has been provided as a reference for the Commission to ask questions. Mr. Gorman described the site as a sea of parking with no landscape architecture and with a few light poles.

Mr. Gorman indicated that a 4080 square foot restaurant (Panera) with outdoor dining and a drive-thru service for its customers is desired. Additional landscape islands are being proposed for purposes of aesthetics and traffic control. Taking the existing driveway from Signal View Drive and direct it so that a landscape island can be installed for purposes of providing a clear definition for traffic flow at the site. Nineteen (19) parking spaces will be provided at the south end of the site and will be designated as employee parking. The twenty-three (23) spaces designated at the front of the site comply with Town Regulations. The main entrance will be placed kitty corner on the proposed building’s front side. He noted that he has met with Town Staff regarding many issues and that compliance will be met

accordingly. He indicated that upon Town Staff suggestion, the sidewalk on the southern end of the plaza will be moved adjacent to the proposed landscape island as depicted in the proposal. He also noted that the Wethersfield Inland-Wetland and Watercourses Commission has approved the proposed plan with regard to erosion control. He indicated that comments from the Design Review Advisory Committee have been responded to and/or addressed.

Ms. Rachel Turner-Lock of DM Design Group, 325 North LaSalle Street, Chicago, IL, Architect for this project, appeared before the Commission. She indicated that the proposed building has been reviewed with the Design Review Advisory Committee and that consensus has been achieved. She believes that the color of brick and other design elements complement the existing structure and its surroundings. He noted that samples and specifications have been submitted to Town Staff and the Design Review Advisory Committee.

Commissioner Oickle inquired as to the color variations of the proposed building.

Ms. Turner-Lock indicated that color variations are representative of the brand. She noted that variations in the architectural colors are not apparent nationwide, especially when a free-standing building is constructed. She indicated that deviation in architectural color scheme would occur only during instances where local mandates are present.

Mr. Tom Howley, one of the owners of Howley Bread Group, LTD, appeared before the Commission. He noted that there are localities with mandates with regard to architectural specifications of buildings. He explained that Howley Bread Group, LTD, is a franchisee of Panera Bread, and that Howley Bread Group has twenty-one (21) bakery cafes within the Connecticut, Rhode Island and southeast Massachusetts region. He noted that three (3) of his bakery cafes have what he referred to as a Panera standard for a free standing building and that the proposed building is identical to a free-standing building of Panera standards. He mentioned that typically when his group has gone into an existing structure, the group has complied with maintaining the structure as is while adapting the Panera branding in the interior to that existing structure. He noted that he understands sensitivity to maintaining a community's architectural character but also indicated that variety in the streetscape can add to a community's architectural character and vitality. He also mentioned that mimicking other structures in a streetscape can make businesses less noticeable to the public.

Commissioner Oickle inquired and Mr. Howley concurred that having a drive-thru service at Panera locations increases business by at about fifteen (15%) percent. Mr. Howley noted that approximately every third company store has a drive-thru service. Mr. Howley stated that he initially had some reservations with drive-thru service at Panera, as he thought providing that service would distract from the business. He learned, however, that since Panera operates a self-functioning drive thru area with no interference from the indoor service, the level of quality customers enjoyed initially remained as such.

Commissioner Dean inquired as to the estimated useful life of the design of the new structure.

Mr. Howley indicated his hope of at least twenty (20) years in terms of the estimated useful life of the design of the new structure. He noted that the initial lease is for fifteen (15) years. He also indicated that his group regularly reinvests in their property. A complete remodel of their cafes occurs every five to six (5-6) years.

Commissioner Dean inquired of Ms. Turner-Lock (architect) as to the estimated useful life of the design of the new structure.

Ms. Turner-Lock indicated that construction and the like would last through the duration and intended use for what the franchisee and the corporation desired. She also indicated that corporate standards for building construction are adhered to.

Commissioner Dean made an inquiry as to what energy, efficiency, and conservation features are contained within the structure.

Ms. Turner-Lock indicated that despite the systems of the structure not yet having been fully designed, Panera has implemented many internal standards for energy efficiency in terms of lighting while continually updating their standards for ventilation so that the latest technology can be used and energy costs can be reduced.

Mr. Howley noted that energy consumption has been reduced by approximately fifteen (15%) percent largely through changing out lighting and anticipating lighting standards. He also noted that more efficient ovens and the regulation of utility usage have provided to the reduction in energy consumption.

Commissioner Dean made an inquiry regarding "R" ratings for exterior walls and window systems.

Ms. Turner-Lock indicated that wall and window "R" rating systems are designed to comply with energy standards in the municipality of said bakery.

Commissioner Dean inquired of Mr. Howley as to how many Panera Bread franchises he owns and whether he has closed any of the franchises.

Mr. Howley indicated that the proposed location would be location number twenty-four (24) and that he has not closed any of the franchises. He indicated that he has been in operation with Panera Bread for ten (10) years. He noted that prior to opening his first franchise, he was General Counsel for Au Bon Pain and then for the corporate company, Panera Bread. He also noted that the franchise agreement for Panera Bread is a twenty (20) year agreement.

Commissioner Dean inquired as to how long a Panera brand has been in existence and whether it is part of a larger corporation.

Mr. Howley indicated that the first Panera location was in St. Louis in the 1980s. He noted that around 1995, the seventeen locations in existence were acquired. He stated that today, there are fourteen hundred (1,400) locations countrywide. Au Bon Pain, a publicly traded company acquired the first seventeen (17) Panera locations and then grew the number of locations to seventy (70). The Au Bon Pain portion of the corporation was sold and the remaining part of the business became Panera. Panera Bread is a publicly traded company.

Commissioner Margiotta made an inquiry regarding snow storage at the site.

Mr. Gorman indicated that the current site is a parking lot and does operate as a snow stockpile. He indicated that over two hundred (200) spaces to the rear of the site will provide adequate space for snow storage, or a contracted removal from site would occur. He noted that Mr. Steven Neiditz, property

owner (and present at this meeting), will review this issue with his snow plowing personnel.

Commissioner Margiotta inquired if additional lighting was being proposed at the site.

Mr. Gorman indicated that six (6) or seven (7) additional lights, as well as lighting that would be placed on the building, are planned for the site. He noted that the lights will be identical to those installed at the north end of the shopping plaza (at Hartford Medical Group).

Commissioner Margiotta made an inquiry regarding how the signs are lit and whether the Design Review Committee commented on the signage.

Ms. Turner-Lock noted that the signs on the building are internally lit with channel letters and that the drive-thru sign is a placard style sign.

Mr. Gillespie noted that the Design Review Committee reviewed the signage, and it was noted that the signage does not comply with Town Regulations. Therefore, Mr. Gillespie indicated that any conditions of an approval need to reflect that a variance is still required for the signage. He also noted that there is still a question as to whether the Zoning Enforcement Officer would treat menu board, preview board and wall signage.

Mr. Bruce Hillson, Traffic Engineering Solutions, 193 Lexington Road, Glastonbury, appeared before the Commission and described his study of traffic in and around the site. The study used ITE guidelines for trip generation for a high turnover, sit-down-style restaurant during mid-day, peak period hours on Monday through Saturday. However, there are no guidelines for high turnover, sit-down-style restaurants with drive-thru service. The report concluded that there would be no change in operating service level on the Silas Deane Highway at the main shopping center drive, nor on Mill Street. However, Mr. Hillson recommends shifting 5 to 6 seconds of green time to Mill Street and Signal View Drive from the Silas Deane Highway green time would assist with traffic volume created by dine-in, carry-out and drive-thru customers of the proposed Panera Bread. He noted that the shifting of green time will be discussed with the State of Connecticut, Department of Transportation.

Commissioner Margiotta made an inquiry regarding anticipated levels of traffic on Signal View Drive.

Mr. Hillson referred to the appendix provided to the Commissioners.

Mr. Oickle inquired and Mrs. Hillson concurred that a left turn only lane will not be proposed on Signal View Drive.

Commissioner Munroe inquired of the bypass lane and its proximity to the drive-thru lane.

Mr. Gorman noted that the drive-thru bypass lane doubles up as the loading zone. Deliveries are expected to occur during off peak business hours.

Mr. Howley indicated that should a ten (10) minute commissary delivery occur during peak service time at the drive-thru, some ways to handle the situation may include: redirecting traffic at the drive thru, having the truck park away from the loading area and making the delivery from the parking lot, or having the delivery truck pull into the loading zone after peak service traffic has dissipated. Mr. Howley stated that a Sigma delivery, which is more time consuming and labor intensive, occurs in the evening

during non-peak hours. He concluded, therefore, that the drive-thru service would not be adversely affected during a Sigma delivery.

Commissioner Dean made an inquiry as to whether a risk analysis relative to pedestrian safety was completed in the traffic study.

Mr. Gorman noted that Town Staff made two recommendations (extension of sidewalk and moving of stairs from Silas Deane) to improve pedestrian access. No other risk analysis was completed.

Vice Chairman Harley inquired if Town Staff comments could be reviewed at this time.

Chairman Roberts made an inquiry regarding turning radius and the adequacy of the queuing of the drive-thru.

Mr. Gorman indicated that striping and all left turns make it driver friendly and easy to navigate. Mr. Gorman stated that the drive thru operates separately from the main kitchen, and, therefore, food preparation is much quicker. Mr. Gorman indicated that the Applicant will be designating four (4) or five (5) spaces across from the drive-thru as parking for drive-thru customers only.

Commissioner Oickle inquired as to why the Applicant wants to raise the site.

Mr. Gorman indicated that drainage which flows over to the Close, Jensen & Miller property will now travel into catch basins. New curbing will be installed.

Commissioner Oickle made an inquiry regarding the dumpster at the site.

Mr. Gorman noted that the dumpster will be screened with brick and with cedar gates to match the building.

Commissioner Oickle made an inquiry regarding landscaping at the site.

Landscaping plan is for 600-700 feet with at least 20 shade trees and shrubbery. There will also be landscaping will be made along the rear of the site.

Mr. Gillespie indicated that a waiver on the overall landscaping can be made a condition to the approval of this Application.

Mr. Gillespie also indicated that Town Staff have reviewed this plan in three (3) different reiterations. He noted that landscaping plans have been increased, pedestrian circulation has been taken into consideration, handicapped parking locations have been designated, and architectural issues have been addressed.

He indicated that the following issues be made conditions to an approval of this Application:

1. A fire lane shall be posted on the east side of the building;
2. The proposed free standing Siamese connection shall be relocated to the western portion of the south parking in the area of manhole #2;
3. The building shall be equipped with a Knox rapid entry box.

The Town Engineer is proposing that the following issues be considered by the Commission:

1. Thirty-six (36) inch HDPE pipes are to be installed between CB#2 and MH#1 of the proposed drain. Raising of the Site and diverting some of the runoff are to be completed to avoid some of the runoff onto State and neighboring properties;
2. The Applicant is to resolve sidewalk versus existing shopping center drive-thru conflicts with the Town Engineer; (conflicts include the installation of curbing to close the existing drive-thru at the H&R Block site is proposed as an interim measure so that said drive-thru will remain but will be non-functional and grading of the site to ensure handicapped accessibility. Mr. Gorman suggested that the plans reflect the temporary closure of the existing drive-thru.);
3. The Applicant is to relocate the stairs from the Silas Deane Highway sidewalk further north to align with the center of the proposed building. The Applicant is to provide a painted crosswalk;
4. The Applicant is to provide tactile detector panels at all handicapped ramps;
5. The Applicant is to provide details to Town Staff regarding the retaining wall;
6. The Applicant is to discuss staging construction plans with Town Staff prior to the issuance of a building permit;
7. The Applicant is to provide a plan to Town Staff that demonstrates SU-30 turning template can pass entire site;
8. The Applicant is to submit proof of submission of traffic and drainage reports to the State of Connecticut, Department of Transportation (DOT) prior to the issuance of a building permit.
9. The cover sheet of the site plan is to include the proper street address for the project as 1129 Silas Deane Highway;
10. The overall landscaping requirement waiver be included in any granting of this Application;
11. The guy wire issue for the pole that exists on Signal View Drive needs to be addressed to the satisfaction of Town Staff;
12. The signage detail not be considered in this Application.

Mr. Gorman indicated that the Applicant would consent to the above conditions.

Chairman Roberts inquired and Mr. Gillespie concurred that the outdoor seating plan needs to be considered by the Commission in this Application.

Commissioner Oickle indicated that he and Zoning Officer question the adequacy of bumpers used around the outdoor seating at the site.

Mr. Gorman indicated that wheel stops and bollards would be installed for more adequate barrier protection. The stops and bollards appear on the site and architectural plans, as confirmed by Mr. Gillespie.

Commissioner Fazzina made an inquiry on how far along the Applicant is in the design of the erosion control plan.

Mr. Gorman noted that the erosion control plan has been approved by Town Staff and the Inland Wetland and Watercourses Commission. He noted that the only outstanding issues are the STC modified certificate, as noted by Mr. Hillson, and the final detailed building designs.

Mr. Gorman indicated that during the construction phases, the Applicant and its representatives will work with Town Staff, the contractor and the Neiditz firm's maintenance personnel to ensure that the public is properly segregated from the site. He noted that the Commission could consider the phasing plan for the Hartford Medical Group project on the north side of this Wethersfield Shopping Center property as an example of a successful phasing plan. He also noted that phasing plan had occurred after Planning & Zoning Commission approval of that project and prior to its construction.

Commissioner Harley inquired and Mr. Gillespie responded with a suggestion that an approval of the application note that signage at the site (drive-thru, mini-boards, preview board and wall signage) is subject to approval from the Zoning Board of Appeals and not the Planning and Zoning Commission, as the Application is not in compliance with zoning regulations relative to signage.

Mr. Gorman inquired and Mr. Gillespie concurred that if the Zoning Board of Appeals does not approve a variance regarding the proposed signage, the Applicant would return to Town Staff and the Design Review Committee for further instructions.

Chairman Roberts indicated that the stipulation relative to the above situation would be that the signage is revised to conform to Town Regulations or that the appropriate variance has to be obtained.

Chairman Roberts inquired if anyone in the public wished to comment on this Application.

There were no comments from the public regarding this Application.

Motion: Vice Chairman Harley made a motion to close the Public Hearing regarding **PUBLIC HEARING APPLICATION NO. 1720-10-Z LRC Group** Seeking a Special Permit in accordance with Sections 5.2.F.2 and 5.2.F.3 of the Wethersfield Zoning Regulations to construct a restaurant with outdoor dining and a drive-thru window at 1129 Silas Deane Highway.

Second: Commissioner Oickle seconded the motion.

Aye: Roberts, Harley, Munroe, Oickle, Margiotta, Dean, Edwards, Fazzina

Nay: None

Vote: 8 – 0

**Public Hearing closed.**

Motion: Chairman Roberts made a motion approve **APPLICATION NO. 1720-10-Z LRC Group** Seeking a Special Permit in accordance with Sections 5.2.F.2 and 5.2.F.3 of the Wethersfield Zoning Regulations to construct a restaurant with outdoor dining and a drive-thru window at 1129 Silas Deane Highway, with the following conditions:



1. A fire lane shall be posted on the east side of the building;
2. The proposed free standing Siamese connection shall be relocated to the western portion of the south parking in the area of manhole #2;
3. The building shall be equipped with a Knox rapid entry box;
4. The cover sheet of the site plan is to include the proper street address for the project as 1129 Silas Deane Highway;
5. Sheet SP-1 of the Site Plan is to specify that a Special Use Permit is required for outdoor seating/dining;
6. A table is to be added to the plans which includes all of the overall landscape calculations from Wethersfield Zoning Regulations is to be added to the Landscaping section of Sheet LL-1 of the Site Plan with a notation that a Waiver was approved;
7. The plans are to be revised to eliminate any potential conflict between guide wires, electric transformers and landscaping by the dumpster;
8. Wall signs that project above the roof line may require variances and are not a part of the approval of this Application;
9. Wall signage that contain more than two (2) items may require variances and are not a part of the approval of this Application;
10. Thirty-six (36) inch HDPE pipes are to be installed between CB#2 and MH#1 of the proposed drain. Raising of the site and diverting some of the runoff are to be completed to avoid some of the runoff onto State and neighboring properties;
11. The Applicant is to revise their plans to resolve conflicts with the sidewalk and the main shopping center drive-thru to the satisfaction of the Town Engineer. This is a temporary closure and the owner does not give up their rights to retain and/or reopen that drive-thru;
12. The Applicant is to relocate the stairs from the Silas Deane Highway sidewalk further north to align with the center of the proposed building. The Applicant is to provide a painted crosswalk;
13. The Applicant is to provide tactile detector panels at all handicapped ramps;
14. The Applicant is to provide details to Town Staff regarding the retaining wall;
15. The Applicant is to provide staging construction plans to the satisfaction of Town Staff prior to the issuance of a building permit;
16. The Applicant is to provide a plan to Town Staff that demonstrates SU-30 turning template can pass entire site;

17. The Applicant is to submit proof of submission of traffic and drainage reports to the State of Connecticut, Department of Transportation (DOT) prior to the issuance of a building permit.

Second: Commissioner Oickle seconded the motion.

Discussion:

Commissioner Dean inquired if there was a legal requirement of the Commission to provide a statement of rejection of the signage proposed or if the wording regarding a variance for signage sufficed.

Mr. Gillespie indicated that the variance directives, as noted in condition numbers 7 and 8 of this Approval, are optimal rather than a statement of rejection because the question is left open as to potential options for the Applicant.

Commissioner Munroe inquired if Health Department review has occurred with regard to this Application.

Mr. Gillespie indicated that any issues from the Health Department have been addressed to the extent they can be. Any others that would occur would have to be satisfied prior to the issuance of a building permit.

Aye: Roberts, Harley, Munroe, Oickle, Margiotta, Dean, Edwards, Fazzina

Nay: None

Vote: 8 – 0

**This Application was approved with conditions.**

**3.1 PUBLIC HEARING APPLICATION NO. 1716-10-Z Phillip Santavenere** Seeking a Special Permit in accordance with Section 6.10 of the Wethersfield Zoning Regulations for earth removal and filling at 336 Jordan Lane.

Motion: Commissioner Oickle made a motion to keep the public hearing open for the next meeting of the Planning & Zoning Commission scheduled for Tuesday, December 21, 2010, regarding **PUBLIC HEARING APPLICATION NO. 1716-10-Z Phillip Santavenere** Seeking a Special Permit in accordance with Section 6.10 of the Wethersfield Zoning Regulations for earth removal and filling at 336 Jordan Lane.

Second: Commissioner Margiotta seconded the motion.

Aye: Roberts, Harley, Oickle, Homicki, Hughes, Dean, Edwards, Fazzina

Nay: None

Vote: 8 – 0

**This Public Hearing has been kept open and will appear on the Agenda of the Tuesday, December 21, 2010 Planning & Zoning Commission meeting.**

**2. OTHER BUSINESS**

A brief discussion regarding freedom of information compliance occurred.

**3. MINUTES – Minutes from the November 16, 2010 Meeting.**

There were no corrections made to the Minutes from the November 16, 2010 meeting.

**Motion:** Commissioner Oickle motioned to approve the minutes, as submitted.

**Second:** Commissioner Dean seconded the motion.

Aye: Roberts, Harley, Oickle, Dean, Edwards, Fazzina

Nay: None

Vote: 6 – 0

Commissioner Munroe and Commissioner Margiotta did not participate in the vote, as they were not present for the Planning & Zoning Commission Meeting of November 16, 2010.

**Minutes approved as submitted.**

**4. STAFF REPORTS**

Mr. Gillespie noted that the Commission has received a copy of the Town of Wethersfield Planning & Economic Development Department's Monthly Report for December 2010. He also noted the upcoming Holiday Social and Salute to Business Event which is to be held on Thursday, December 9, 2010. He and the Commissioners had a brief discussion regarding the Lucky Lou's Bar & Grill, 222 Main Street (a/k/a the Deming-Standish House). The proprietor plans to pursue modifications to the May 4, 2010 approval pertaining to hours of operation outdoors.

**7. PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING**

There were no public comments at this meeting relative to general matters of planning and zoning.

**8. CORRESPONDENCE**

8.1 A copy of the Monthly Economic Development Report.

**9. PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS**

**10. ADJOURNMENT**

Motion to adjourn at 8:55 PM – by Commissioner Oickle.

Seconded – by Commissioner Harley.

Aye: Roberts, Harley, Munroe, Oickle, Margiotta, Dean, Edwards, Fazzina

**WETHERSFIELD PLANNING AND ZONING COMMISSION  
PUBLIC HEARING AND MEETING**

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**December 7, 2010**

Nay: None

Vote: 8 – 0

Meeting adjourned.

Respectfully submitted,

Ellen Goslicki, Recording Secretary